

3/10/08 10:05:37
BK 580 PG 39
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Return to:

J.D. Builders, L.L.C.,
GRANTOR

Pinnacle Escrow, LLC
4384 Stage Road Ste. 305
Memphis, TN 38128

WARRANTY

TO

DEED

R. Dan Henderson and Cathy O'Conner Henderson,
GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, J.D. Builders, L.L.C., does hereby sell, convey, and warrant to R. Dan Henderson and Cathy O'Conner Henderson, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 51, Phase 2, Estates of Southern Trails, located in Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 98, Pages 31-33 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to restrictive covenants, easements and setback lines of record in Plat Book 98, Pages 31-33, in the Chancery Court Clerk's office of DeSoto County, Mississippi

Taxes for the year 2007 shall be prorated and possession is to be given with deed.

WITNESS the signature(s) of the duly authorized officer(s) of the Limited Liability Company this the 12th day of December, 2007.

J.D. BUILDERS, L.L.C.
BY: Jeff Deskewies
Member

STATE OF MISSISSIPPI:
COUNTY OF DeSoto:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Jeff Deskewies, who acknowledged that as Member for and on behalf of and by authority of J.D. Builders, L.L.C., signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of December, 2007.

Notary Public

My commission expires:

Grantors Address:
8249 Rosemont
Olive Branch, MS 38654
Home Phone number: n/a
Business number: 895-8500

Grantees Address:

8730 Dehart Dr.
Olive Branch, MS 38654
Home Phone number: (901) 274-3236
Business number: (870) 735-8522

Prepared By:

Austin Law Firm, P.A.
6928 Cobblestone Drive, Suite 100
Southaven, Mississippi 38672
(662) 890-7575

S11-07-0873